





The Property Specialists

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Old Coaching House, 43 North Bar Within, Beverley HU17
Auction Guide £650,000



- For Sale by Modern Auction – T & Cs apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Fabulous characterful period house in central town location
- Grade II Listed building - built 1770
- Six bedrooms, three bathrooms
- Extensive off-street parking with electric gate
- Westerly facing garden
- EPC - D; Council Tax Band: E

A superb, quirky, characterful and large period house with a fabulous town centre location. Originally the Tiger Inn and built in 1770, this beautiful and historic property extends to approximately 3,200 square feet and offers a fabulous and flexible layout arranged over three floors. The living rooms are located at first floor level with an attractive garden room which overlooks the Westerly facing garden.

Boasting six bedrooms and three bathrooms, the property has been sympathetically enhanced in recent years without losing any of its period charm. The extensive parking is accessed off Tiger Lane through an electric gate.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Location

The property is located in the historic Georgian Quarter of Beverley and above three retail units. With a front door off North Bar Within, there is also vehicular access off Tiger Lane and pedestrian access off North Bar Within. This superb central location provides ease of access to all the amenities of Beverley as well as the Westwood Pastures.

The Accommodation Comprises

Ground Floor

Entrance Hall

Accessed off North Bar Within and having both front and rear entrance doors, the front having fabulous stained glass panels in keeping with the age of the property. Yorkstone floor, wainscot panelling, staircase to the first floor accommodation with storage cupboard under. Access to cellar.

First Floor

Landing

A very interesting and fitting entrance to the living areas with three individual staircases leading off to the second floor accommodation.

Drawing Room

20' x 13'1" (6.10m x 3.99m)
A well proportioned, light and bright room featuring three windows to the front elevation with built-in window seats and period shutters. Internal glass panelled window onto the landing. Attractive cast iron fireplace with painted surround houses a living flame gas fire (capped off). Wainscot panelling and archway through to the dining room.

Dining Room

15'1 x 13'1" (4.60m x 3.99m)
Allowing flexibility of use, two windows to the front elevation with window seats and period shutters, cast iron fireplace with painted fire surround housing a gas living flame fire (capped off). Shelved cupboard to one alcove.

Study / Sitting Room

13'1 x 10'6" (3.99m x 3.20m)
Attractive cast iron fireplace with painted surround housing a gas living flame fire (capped off) and slate hearth. Built-in cupboards including a "wig cupboard".

Lobby

With storeroom and built-in cupboard.

Breakfast Kitchen

18'3 x 15'1" (5.56m x 4.60m)
An attractive kitchen with a range of wall and base storage units with solid wood fronts and granite work surfaces. Four ring induction hob with extractor over. Pull out larder cupboard with carousel storage, inset one and a half bowl sink and drainer. Integrated dishwasher, double oven, microwave, wine fridge, fridge and fridge freezer. Beautiful tiled splashbacks, cast iron fireplace with painted surround and double timber glass panelled doors opening into the garden room.

Utility Room

A compact utility room with recently fitted modern gas boiler, hot water cylinder and space and plumbing for automatic washing machine.

Garden Room

15'9 x 10'2" (4.80m x 3.10m)
A most attractive room with glazed windows to two aspects and overlooking the Westerly facing garden. Electric blinds to ceiling and double timber glass panelled doors opening out onto the balcony with further door to one side leading onto a recently fitted spiral staircase which provides access to the garden.

Bedroom 1

15'1 x 15'4" (4.60m x 4.67m)
Extensively fitted with a range of built-in wardrobes, painted cast iron fireplace and windows to two aspects.

Bathroom Adjacent

13'9 x 8'10" (4.19m x 2.69m)
A stunning bathroom with a five piece suite comprising centrally placed roll top bath with clawed feet, low level WC, bidet, pedestal hand wash basin and large steam/shower enclosure. Cast iron fireplace and window to the side elevation.

Second Floor

Bedroom 2

18' x 9'11" (5.49m x 3.02m)
Window to the front elevation and further window providing borrowed light onto the landing. Reclaimed fireplace.

Bedroom 3

19'8" x 9'11" (5.99m x 3.02m)
Window to the front elevation and built-in wardrobe.

Bedroom 4

15'11 x 11'8" (4.85m x 3.56m)
A dual aspect room creating a light and bright feel and walk-in wardrobe to the rear which has hanging space and is shelved out for storage. Further built-in wardrobe.

Bedroom 5

9'10" x 8'2" maximum (3.00m x 2.49m maximum)
Built-in cupboard and window to the front elevation.

Bathroom

9'3" x 7'2" (2.82m x 2.18m)
Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and storage under, corner bath with glass screen, partially tiled walls and low level w.c., heated towel rail and Velux window.

Bedroom 6

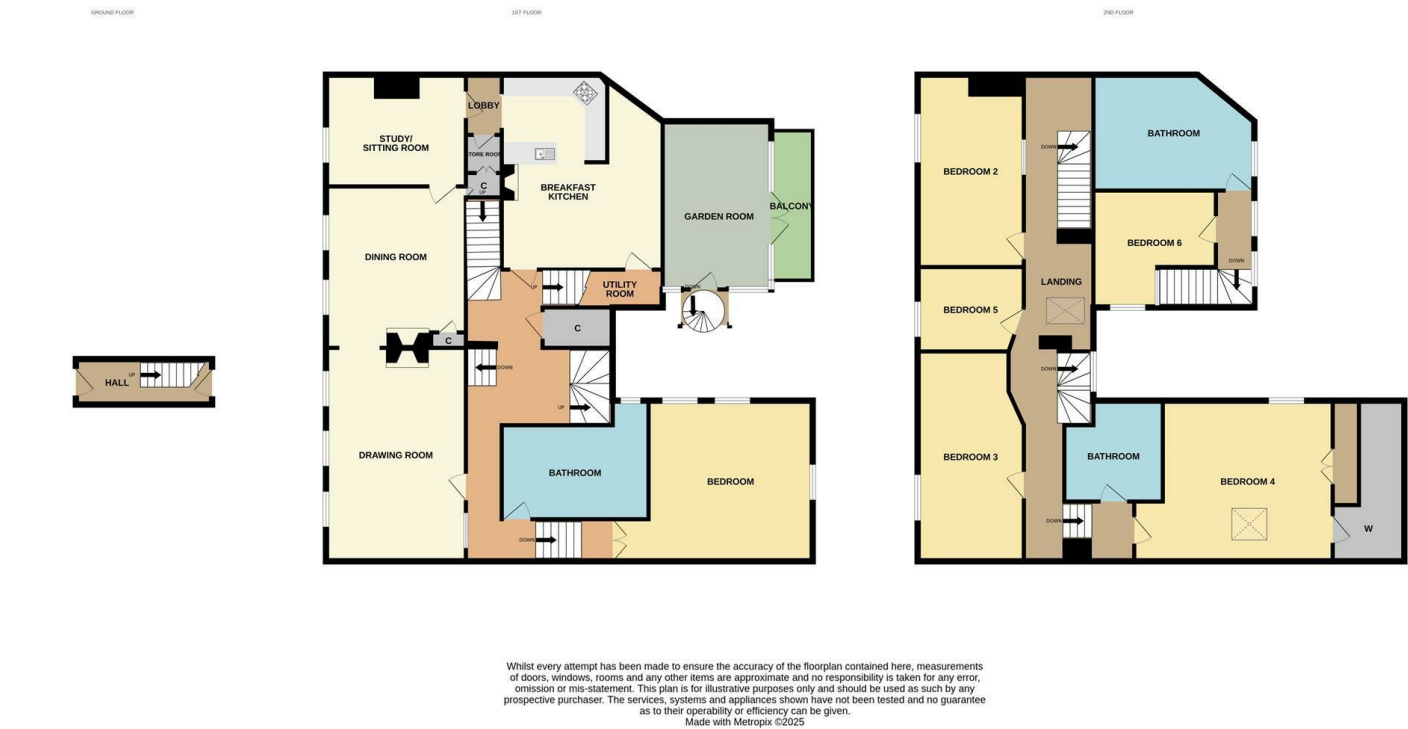
11'10" x 11'2" (3.61m x 3.40m)
A range of fitted furniture including drawer units in dresser, and window to the side elevation.

Bathroom Adjacent

14'1 x 10'10" (4.29m x 3.30m)
A beautifully appointed room with built-in vanity furniture and incorporating a five piece suite including bath with shower attachment, WC, bidet, hand wash basin and separate shower enclosure. Underfloor heating, tiled floor and heated towel rail.

Outside

The rear garden is surprisingly large for a property in the centre of Beverley. Having a Westerly aspect, there is extensive parking to the rear which is accessed through electric sliding gates off Tiger Lane. The garden is relatively private with a patio area adjacent to the rear of the house and which is accessed both from the rear door from the hallway and also from the spiral staircase from the garden area. With a central lawn and a generous area with raised vegetable boxes bordered by new railway



sleepers, the garden has a number of cherry trees which have been recently pollarded and create an attractive backdrop to the garden.

Agent's Note

We are advised by the vendor that all the gas fires have been capped off.

Services

All mains services are available or connected to the property.

Central Heating

The property benefits from a gas fired central heating system.

Tenure

We believe the tenure of the property to be Leasehold with the balance of a 999 year lease commencing 15/4/1987 (this will be confirmed by the vendor's solicitor).

Viewing

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

Financial Services

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net